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If you're mailing or sending the bid through a delivery service, please be aware that it may take longer than advertised to reach our office, and please understand that by law we have to reject any bids that do not reach us by the set date and time for the bid opening.

REQUEST FOR PROPOSAL

**TO USE AND REPURPOSE THE CAMPUS OF
OLD MAUI HIGH SCHOOL**

COUNTY OF MAUI

MAYOR'S OFFICE OF ECONOMIC DEVELOPMENT

RFP 14-15/P-15

REQUEST FOR PROPOSALS
TO USE AND REPURPOSE THE CAMPUS OF OLD MAUI HIGH SCHOOL
RFP 14-15/P-15

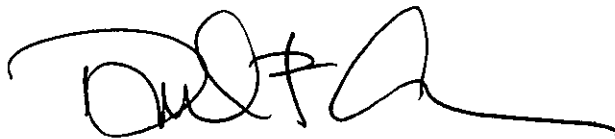
The County of Maui Mayor's Office of Economic Development (OED), desires to receive proposals for the use and repurposing of the Old Maui High School (OMHS) campus in Maui, Hawaii.

The request for proposal (RFP) may be obtained at the Division of Purchasing, Department of Finance, at the following address (see below) or may be found online at <http://www.co.maui.hi.us/bids.aspx>.

One (1) original, one (1) digital, and five (5) copies of the completed proposal are required. Sealed proposals must be received by the Purchasing Division, Department of Finance, 2145 Well Street, Ste. 104, Wailuku, Maui, Hawaii 96793, no later than 4:00 p.m. Hawaii time, on Monday, March 01, 2015. Proposals mailed and postmarked earlier than the date and time specified but received later than the stated deadline, will be rejected.

The County reserves the right to accept or reject any or all proposals. Further, the County reserves the right to review the financial condition of those submitting proposals and may request a financial statement.

Inquiries regarding this RFP should be directed to the RFP contact person: Teena Rasmussen, (808) 270-7710.



DANILO F. AGSALOG
Director of Finance
County of Maui

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SECTION ONE

INTRODUCTION AND KEY DATES

1.01 TERMS AND ACRONYMS USED THROUGHOUT THE SOLICITATION

County	=	County of Maui
EO	=	Executive Order from the State of Hawaii
FOOMHS	=	Friends of OldMauiHigh School
GC	=	General Conditions
GET	=	General Excise Tax (4.167%)
HAR	=	Hawaii Administrative Rules
HRS	=	Hawaii Revised Statutes
Must	=	Denotes the imperative
OED	=	Office of Economic Development
OMHS	=	Old Maui High School
Proposer	=	An individual, partnership, firm, corporation, joint venture, or representative or agent, submitting information in response to this solicitation
RFP	=	Request for Proposal
Time	=	If stated as a number of days, will be calendar days
Shall, Will	=	Indicates a mandatory requirement.
Should	=	Indicates a preference

INTRODUCTION

The County of Maui Mayor's Office of Economic Development (OED), desires to receive proposals for the use and repurposing of the Old Maui High School (OMHS) campus in Maui, Hawaii. The County of Maui is interested in granting a long-term (20+ years) lease for the OMHS campus for \$1.00 per year, in return for the campus to be used for a higher and better purpose than currently exists for use or uses that fit within the parameters of the Executive Order No. 4343 from the State of Hawaii. Proposers should be able to demonstrate their financial capability to successfully execute their proposal and mitigate the challenges of infrastructure inadequacies on the campus. It will be incumbent on the proposer to justify why a longer than 20 year lease might be needed from the County of Maui.

This request for proposal is not part of a competitive procurement process. This is a request for proposals that will be evaluated by the Mayor's administration and the Maui County Council. The process is designed to find the best, financially viable, and most acceptable project that will revitalize and use the campus of Old Maui High School. The County of Maui Mayor's Office of Economic Development desires this property to be used to a much higher and better purpose than now exists. They desire restoration of some or all of the administration building, preserve some of the old, grand trees on the property, and to the extent possible preserve other historical aspects to the campus. The proposers will need to keep their proposals within the scope that was defined in the Executive Order 4343 (EO) from the State of Hawaii, which gave the campus to the County of Maui. The EO states that the campus will be used for education, social services, and/or agriculture purposes.

The Friends of Old Maui High School (FOOMHS) have had numerous studies completed on the current condition and challenges of the campus. All proposers are urged to thoroughly review these studies, which are listed in this document, to fully understand all of the issues and inadequacies of infrastructure. The most significant infrastructure inadequacies are the lack of potable water, lack of fire protection, lack of septic/sewer system.

All studies conducted on OMHS will be available on flash drives at no charge at the Maui County Office of Economic Development. See the list of studies available on page 7. Interested parties must contact OED to order the studies.

1.03 CANCELLATION

The RFP may be cancelled and any or all proposals rejected in whole or in part, without liability, when it is determined to be in the best interest of the County of Maui.

1.04 RFP SCHEDULE AND SIGNIFICANT DATES

The schedule set out herein represents the County of Maui's best estimate of the schedule that will be followed. All times indicated are Hawaii Standard Time (HST). If a component of this schedule, such as "Proposals Due" date is delayed, the rest of the schedule will likely be shifted by the same number of days. The approximate schedule is as follows:

Advertising of Request for Information	<u>9/1/14</u>
Deadline to Submit Written Questions	<u>10/1/14</u>
County of Maui's Response to Written Questions	<u>11/1/14</u>
Proposals Due	<u>3/2/15</u>
OED Report to Mayor	<u>4/1/15</u>
Administration Report to Council	<u>5/1/15</u>

SECTION TWO

BACKGROUND AND SCOPE OF WORK

2.01 PROJECT OVERVIEW AND HISTORY

Current Environment

All studies listed on the following page are available at no charge by contacting the Mayor's Office of Economic Development at 2200 High St. Suite 305 Wailuku, Hi 96793

Please call in advance to place your order. Ph. 808-270-7710

List of Studies Concerning the Old Maui High School Campus

<u>Title</u>	<u>Consultant</u>	<u>Date</u>
Phase I Environmental Site Assessment (prepared for University of Hawaii -- Manoa)	Clayton Group Services	10/28/02
Site Investigation Work Plan (prepared for FOMHS)	Bureau Veritas N.A.	02/13/07
External Draft -- Phase II Environmental Investigation (prepared for FOMHS)	Bureau Veritas N.A.	05/18/07
Phase II Environmental Investigation Report (prepared for FOMHS)	Bureau Veritas N.A.	06/05/07
Stabilization Plan for Old MHS Administration Bldg. (prepared for FOMHS)	Mason Architects Inc.	06/01/07
Underground Storage Tank Closure & Site Assessment Report (prepared for FOMHS)	Bureau Veritas N.A.	07/17/07
OldMauiHigh School Master Plan (prepared for FOMHS)	Chris Hart & Partners	12/17/07 09/08/08 (rev.)
OldMauiHigh School Infrastructure Short-Term Implementation Plan (prepared for FOMHS)	Chris Hart & Partners	10/24/08
Draft Environmental Assessment for Proposed Revitalization & Reuse of OldMauiHigh School	Chris Hart & Partners	08/01/09

Building and Campus Conditions

The OldMauiHigh School campus covers 23 acres of gently-sloping mature landscape, with 10 early-to-mid-20th century school buildings. Situated near a world-famous windsurfing mecca, Ho'okipa Beach, the campus benefits from near and distant scenic views, trade winds and showers, and rural atmosphere.

Early wood-frame classrooms (1920-1930s) include the 5,000 s.f. Classroom C, the 5,000 s.f. Wood Shop, and the 3,300 s.f. Dormitory building. These older structures are in fair condition, with some age-related deterioration, lead paint, termite damage and roofs that require replacement.

Later buildings include the 2,500 s.f. BandBuilding, the 6,000 s.f. Cafeteria, and two Athletic Locker Rooms of 1,500 s.f. each. These are in fair to good condition, with probable lead paint, minor asbestos issues (vinyl-asbestos floor tile), etc.

The four CMU classroom buildings total 13,600 square feet. These buildings were constructed from the 1950s, and are generally in good condition, but with probable lead interior paint and vinyl-asbestos floor tile. All structures lack functional plumbing.

The Mediterranean-style reinforced concrete AdministrationBuilding, built in 1921, was designed by Charles W. Dickey. The concrete walls and arches of this iconic building remain intact. The building enclosed 12,000 s.f. of offices and classrooms. This remnant structure is listed on the Hawaii Register of Historic Places.

NOTE: Modifications or demolition of buildings over 50 years old require compliance with county, state and federal historic preservation laws and guidelines.

All buildings on the OldMauiHigh School campus have been structurally and environmentally evaluated. For complete details, see:

- Phase I Environmental Site Investigation (2002), Clayton Environmental Services.
- Old Maui High School Master Plan (2007-2008), Chris Hart & Partners.

Infrastructure Report & Analysis

Water

The campus does not currently have a water source. Implementation of a reliable public or private water source and system will be necessary, as well as a delivery system for sanitation and irrigation. Establishment of a dedicated fire control system will be necessary, to possibly include a water source, tank and hydrants.

Wastewater Disposal

There is no waste disposal or sewage treatment facility serving the campus. New wastewater system(s) must be installed/connected. Existing non-permitted cesspools must be closed according to DOH regulations.

Land Use

Current County and State land use designations limit uses permitted at the campus. New, appropriate designations (zoning, State designation, community plan use(s)) must be obtained.

Electrical and Phone Service

The electrical lines and phone lines have not been upgraded for more than 45 years. Upgrades to electrical and phone/internet service will be necessary.

Access /Roadways

The campus is located two miles from Hana Highway (route 36), up a sub-standard county roadway (Holomua Road). Development of the campus will likely require roadway and intersection improvements, based on traffic studies. Campus internal roadways/pathways/parking areas are minimal, and will require upgrading for circulation, fire lanes, etc.

A more complete discussion of the infrastructure conditions, needs and costs is found in the Short-Term Implementation Program Report (STIP) 2008, prepared by Chris Hart & Partners.

Executive Order

Executive Order No. 4343 Dated November 22nd, 2010 states that the campus of Old Maui High School is set aside for the following public purposes:
Social Services, Education, Agriculture and related support purposes.

See attached EO No. 4343 document.

2.02 SCOPE OF INFORMATION NEEDED FROM PROPOSERS

1. Proposals should clearly state entity that would be the lessee and include a complete list of all partners who will be collaborating on the project. Fully describe the entity and each partner and the credentials that would make each qualified to execute the proposal. Submit any letters of reference that would be appropriate.
2. Proposals should include a description of the financial backing and ability of the entity to fund the proposal.
3. Proposer should clearly state what, if anything, it will be requesting from the County of Maui in regards to infrastructure improvements to OMHS.
4. Proposals should clearly define the vision of the project, project description, and describe how it fits within the scope of the EO No. 4343 as well as serving a public purpose for the County of Maui as required by the EO.
5. Proposals should clearly define how the current buildings will or will not be used and describe any renovation, demolition or restoration that will be included in the proposer's project.
6. Proposals should clearly define how the current landscaping and trees will be maintained, removed or preserved.
7. Proposals should discuss what, if any, elements of the Master Plan for OMHS will be incorporated.
8. Proposals should present a business plan that focuses on long term financial viability and shows the project will be self-sustaining. Proposals that rely on government funding (other than fee for service) will not be considered.
9. It will be incumbent on the proposer to justify needing a longer than 20 year lease from the County of Maui.

SECTION THREE

PROPOSAL FORMAT AND CONTENT

3.01 INTRODUCTION

One of the objectives of this RFP is to make proposal preparation easy and efficient, while giving Proposers ample opportunity to highlight their proposals. This RFP does not have a formal evaluation with points and there will be no official scoring criteria. The most financially viable proposals that fit the parameters of the EO 4343 will be considered. Proposals will ultimately be evaluated by the Mayor and the County Council.

The RFP is meant to provide OED a vehicle to find out if there are serious proposals with financial backing that would provide a feasible and sustainable project to repurpose OMHS. Subject to Chapter 92F, Hawaii Revised Statutes, submitted proposals will remain confidential until a lease is awarded.

The proposal shall describe in detail the proposer's ability and availability of services to meet the goals and objectives of this RFP.

The County of Maui reserves the right to contact proposers for further clarification of the project.

The County of Maui reserves the right to add informational requirements or additional evaluation phases.

Proposals will be reviewed by OED, and compiled into a report to the Mayor. The Mayor's office will present a report to the Maui County Council.

County of Maui reserves the right to make no lease award.

Any lease award shall be subject to Maui County Council's review and approval.

Proposals must:

1. Include a transmittal letter to confirm that the proposer shall comply with the requirements, provisions, terms, and conditions specified in this RFP.
2. Include a signed Offer Form OF-1, with the complete name and address of the proposer's firm and name, mailing address, telephone number, and fax number of the person the County of Maui should contact regarding the proposer's proposal.
3. Provide all of the information requested in this RFP in the order specified.
4. Be organized into sections, following the exact format using all titles, subtitles, and numbering, with tabs separating each section described below. Each section must be addressed individually and pages must be numbered.
 - a. Transmittal Letter

See Section Six, Attachment 1, Offer Form OF-1.
 - b. Experience and Capabilities
 - 1) Number of years in business.
 - 2) Listing of key personnel and associated resumes for those who will be dedicated to this contract.
 - 3) Listing of references.
 - 4) Summary of listing of judgments or pending lawsuits or legal actions.
 - 5) Samples of projects similar to those described in this RFP.
 - c. Proposal including an overall strategy, timeline and plan. Timeline should start with lease execution date and project forward from there.

3.02 EXPERIENCE AND CAPABILITIES

- (1) Indicate the number of years proposer has been in business and the number of years proposer has performed similar services specified by this RFP.
- (2) Include a list of key personnel and/or partners and associated resumes for those who will be dedicated to this project.
- (3) Proposer shall include a list of at least three (3) references from the proposer's client listing that may be contacted by the County of Maui as to the proposer's past and current job performance. Proposer shall provide names, titles, organizations, telephone numbers, email and postal addresses.
- (4) Provide a summary listing of judgments or pending lawsuits or actions against adverse contract actions, including termination(s), suspension, imposition of penalties, or other actions relating to failure to perform or deficiencies in fulfilling contractual obligations against your firm. If none, so state.

3.06 EXCEPTIONS

Proposer shall list any exceptions taken to the terms, conditions, specifications, or other requirements listed herein. Proposer shall reference the RFP section where exception is taken, a description of the exception taken, and the proposed alternative, if any.

SECTION FOUR

PROPOSAL EVALUATION CRITERIA

Proposals will not be evaluated by a traditional point system. Proposals instead will be evaluated by the Mayor and the County Council.

1. An initial review to determine the responsiveness of the proposal to the requirements for the Request for Proposal (RFP). For a proposal to be considered responsive, it must meet the following tests:
 - A. A sealed original, one digital copy and five copies must be physically in the possession of Maui County, no later than 4:00PM, Hawaiian Standard Time, **March 2, 2015**.
 - B. The proposal must include all required items in Section 2.02
 - C. The original and all copies of the proposal must be in ink or type written.

NOW, THEREFORE, BY THIS EXECUTIVE ORDER, I, the undersigned, Governor of the State of Hawaii, acting under the authority in me vested by Section 171-5, Hawaii Revised Statutes, as amended, and every other authority as herein enabling, do hereby declare that the land described by the

LAND COURT SYSTEM) REGULAR SYSTEM
Return by Mail () Pickup () To:

Total Number of Pages:
Tax Map Key No. (2)2-5-004:014

FROM: STATE OF HAWAII
BOARD OF LAND AND NATURAL RESOURCES

TO: COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii 96793

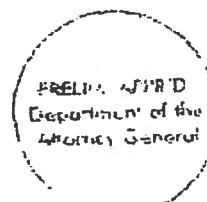
EXECUTIVE ORDER NO. **4343**

AMENDING EXECUTIVE ORDER NO. 4117 DATED JUNE 29, 2005

WHEREAS, Executive Order No. 4117 was entered into on June 29, 2005, to the County of Maui; and

WHEREAS, the County of Maui desires that the public purpose for the set aside be amended; and

WHEREAS, the Board of Land and Natural Resources at its meeting held on September 22, 2010, approved the amendment to Executive Order No. 4117 to include education, agriculture and related support purposes, in addition to the purpose of social services.



NOW, THEREFORE, BY THIS EXECUTIVE ORDER, I, the undersigned, Governor of the State of Hawaii, by virtue of the authority in me vested by Section 171-11, Hawaii Revised Statutes, as amended, and every other authority me hereunto enabling, do hereby order that the public land hereinafter described be, and the same is, hereby set aside for the following public purposes:

FOR SOCIAL SERVICES, EDUCATION, AGRICULTURE AND RELATED SUPPORT PURPOSES, to be under the control and management of the County of Maui.

SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the County of Maui shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

This executive order does not authorize the recipient of the set aside to sell or exchange or otherwise relinquish the State of Hawaii's title to the subject public land.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed.
Done at the Capitol at Honolulu this 22nd day of
NOVEMBER, 2010.


Governor of the State of Hawaii

APPROVED AS TO FORM:


Deputy Attorney General

Dated: Sept. 29, 2010